



20 HARROWBY LANE,
CARDIFF.
CF10 5GN

RENT/SALE

£12,000 PAX/
OFFERS AROUND £200,000



GROSS FLOOR AREA:
91.12 SQ.M (980 SQ.FT)

SELF-CONTAINED OFFICE/STUDIO TO LET

- POPULAR MIXED COMMERCIAL AND RESIDENTIAL LOCATION IN THE HEART OF CARDIFF BAY
- EASY ACCESS ROUTES TO CITY CENTRE & M4
- CLOSE PROXIMITY TO WELSH ASSEMBLY BUILDINGS, WALES MILLENNIUM CENTRE
- MERMAID QUAY AND CARDIFF BAY WATERFRONT

20 Harrowby Lane is a self-contained, split-level, two-storey, mid-terrace property offering office/studio accommodation.

The upper floor comprises an open plan office/studio accessed via an open staircase. The accommodation benefits from wood laminate flooring and suspended ceiling with florescent strip lighting panels.

The lower floor comprises an open plan office accessed via a carpeted spiral staircase and benefits from linoleum floor covering, ceiling spotlights, WC facilities and tea point.

The property benefits further from gas central heating, alarm and electric security roller shutters to windows and door.

LOCATION

Cardiff Bay is a thriving business community and desirable residential area lying approximately 1 mile south of the City Centre and within walking distance of The Atlantic Wharf Red Dragon Multiscreen Cinema/Restaurants/Leisure complex, Cardiff Bay Railway Station, Welsh Assembly Buildings, Wales Millenium Centre and Mermaid Quay Waterfront with its numerous bars and restaurants. The St David's five-star Hotel and Exchange hotel are also within the vicinity.

The subject property is located within Cardiff Bay close to the established professional/commercial/residential areas lying approximately 1 mile south of the City Centre.

ACCOMMODATION

The accommodation briefly comprises:

Upper Ground	44.61 sq.m (480 sq.ft)
Lower Ground	46.51 sq.m (500 sq.ft)

Net Internal Area **91.12 sq.m (980 sq.ft)**

TENURE/TERMS

Leasehold - The accommodation is available on an Effectively Full Repairing and Insuring basis for a flexible term of years to be negotiated.

Long – Leasehold – The property may also be available For Sale on a Long Leasehold basis. Further information available upon request.

TENURE: LEASEHOLD

ENERGY EFFICIENCY RATING: C 69

FLOOR AREA APPROX: 91.12 SQ.M (980 SQ.FT)

VIEWING: STRICTLY BY APPOINTMENT

SERVICE CHARGES

A service charge is to be levied with respect to common expenditure. This is currently £1906.88 per annum.

RATEABLE VALUE

It is advised that interested parties make their own enquiries with the Commercial Rates Department on 029 20 871491/2.

ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of:

Energy Efficiency Rating

C : 69

Copy certificate available on request.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VAT

VAT Under the Finance Acts 1989 and 1997, VAT may be levied on the rental price. We recommend that the potential tenants establish the VAT implications before entering into any agreement.

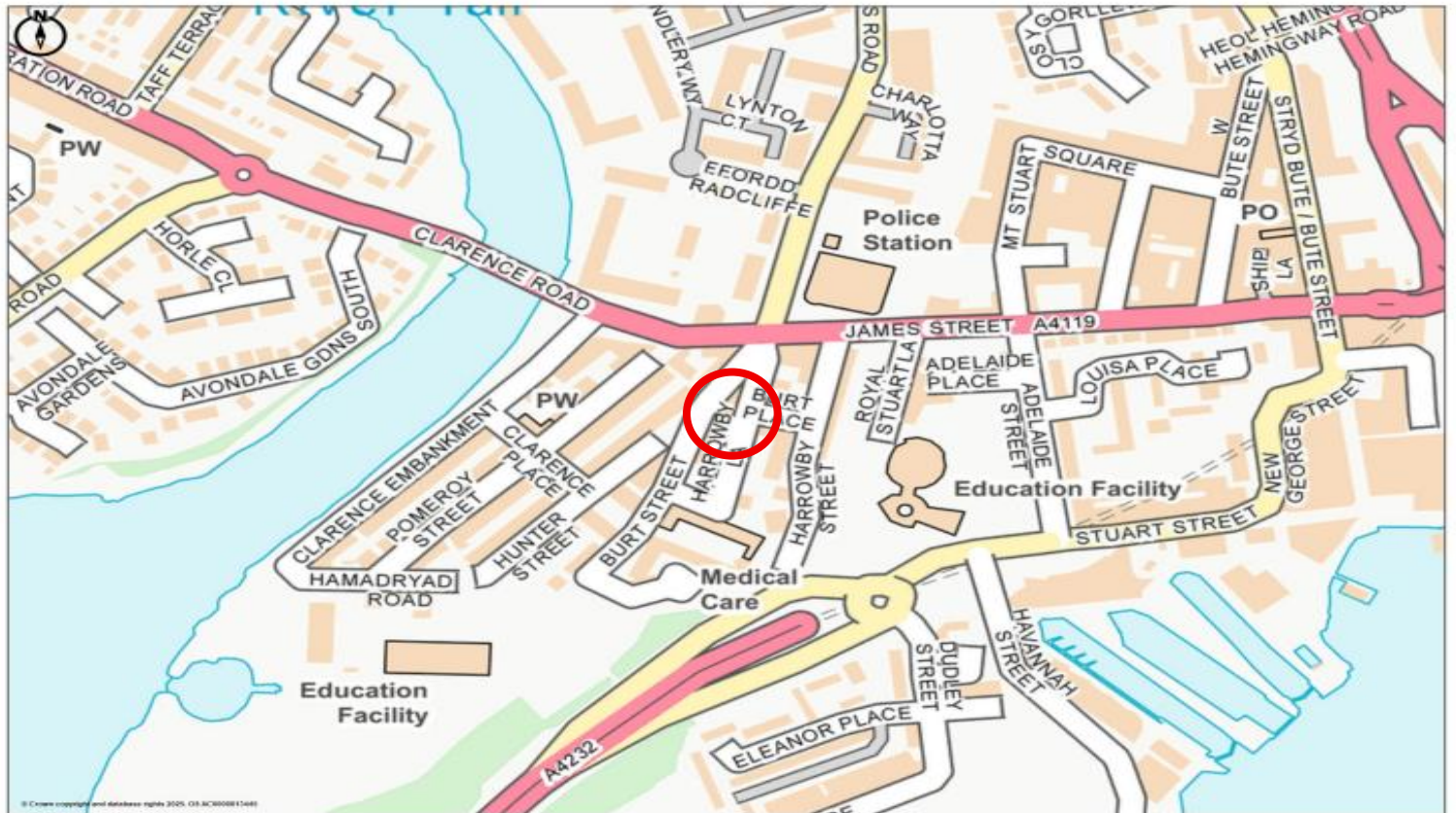
ANTI-MONEY LAUNDERING

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.



M G Y . C O . U K

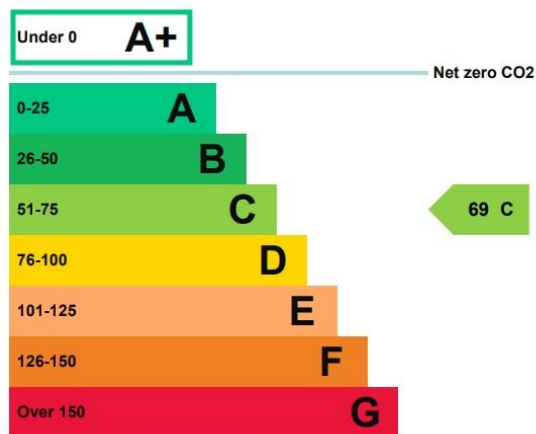
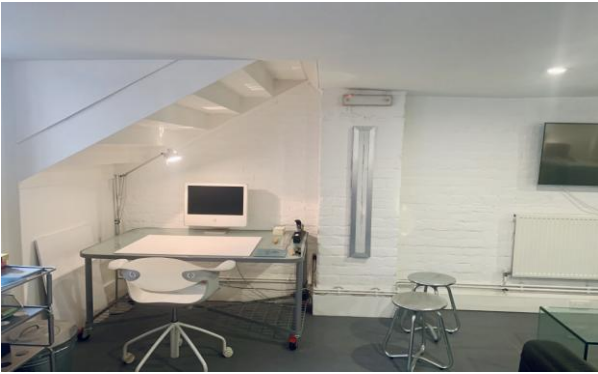
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CARDIFF 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,
South Glamorgan, CF10 5EE



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